



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 6, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 12:20 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1003366

06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12TH ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12TH STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. **Project # 1002567**
06DRB-01158 Major-Preliminary Plat
Approval
06DRB-01163 Minor-Vacation of Private
Easements
06DRB-01159 Minor-Subd Design (DPM)
Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1005070**

06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

5. **Project # 1004943**

06DRB-01164 Major-Preliminary Plat
Approval
06DRB-01165 Minor-SiteDev Plan
BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

6. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat
Approval
06DRB-00855 Major-Vacation of Public
Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1004564**
06DRB-01231 Minor-SiteDev Plan
BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] **[Carmen Marrone, EPC Case Planner]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan
Subd/EPC
06DRB-01059 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 &*

8/16/06 & 8/30/06 & 9/6/06] (K-18) DEFERRED AT THE
AGENT'S REQUEST TO 9/13/06.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1004877**
06DRB-01255 Minor-Prelim&Final Plat
Approval
JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2ND ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002771**
06DRB-01248 Minor-Prelim&Final Plat
Approval
SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2ND ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003272**
06DRB-01253 Minor-Prelim&Final Plat
Approval
ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (to be known as **LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

12. **Project # 1000922**
06DRB-01224 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06]* (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

13. **Project # 1005109**
06DRB-01257 Minor-Prelim&Final Plat
Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION**, zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project # 1005078**
06DRB-01177 Minor-Sketch Plat or Plan
- STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06](L-14)* **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1005108**
06DRB-01256 Minor-Sketch Plat or Plan
- WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29**, zoned R-1, located on 4TH ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1005106**
06DRB-01251 Minor-Sketch Plat or Plan
- LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1005107**
06DRB-01254 Minor-Sketch Plat or Plan
- JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION**, zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

- 18. Project # 1003794**
06DRB-01228 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 19.** Approval of the Development Review Board Minutes for August 23 & August 30, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.